

MEMORANDUM

To: Christopher Koontz, AICP

From: Darlene Danehy, T.E, PTOE, RSP

Date: April 27, 2020

Subject: 3701 Pacific Place Project
Trip Generation: Project Component A

INTRODUCTION

This memorandum is part of an Initial Study (IS) and Mitigated Negative Declaration (MND) for the 3701 Pacific Place Project (Project) in the City of Long Beach. The Project site, located on five separate parcels at 3916-4201 Ambeco Road/Pacific Place in the City of Long Beach, was historically used as a driving range, but has been abandoned and vacant for several years. The Project involves two separate components on a 13-acre site: Component A, which includes a 77,000 square-foot warehouse, and Component B, which proposes the construction of a 48,000 square-foot self-storage facility with RV parking. The proposed warehouse (Component A) is the Project component discussed in this memorandum.

Project Component A is not expected to meet the threshold for a traffic study in the *Los Angeles Congestion Management Program (2010 CMP)*¹. This memorandum provides a trip generation analysis of Component A to support the conclusion that a full traffic study is not needed. Further, although the City does not have published Vehicle Miles Travel (VMT) threshold criteria, it is not expected that Component A will have a significant impact due to the project size and location. However, a qualitative discussion of VMT is included in this memorandum.

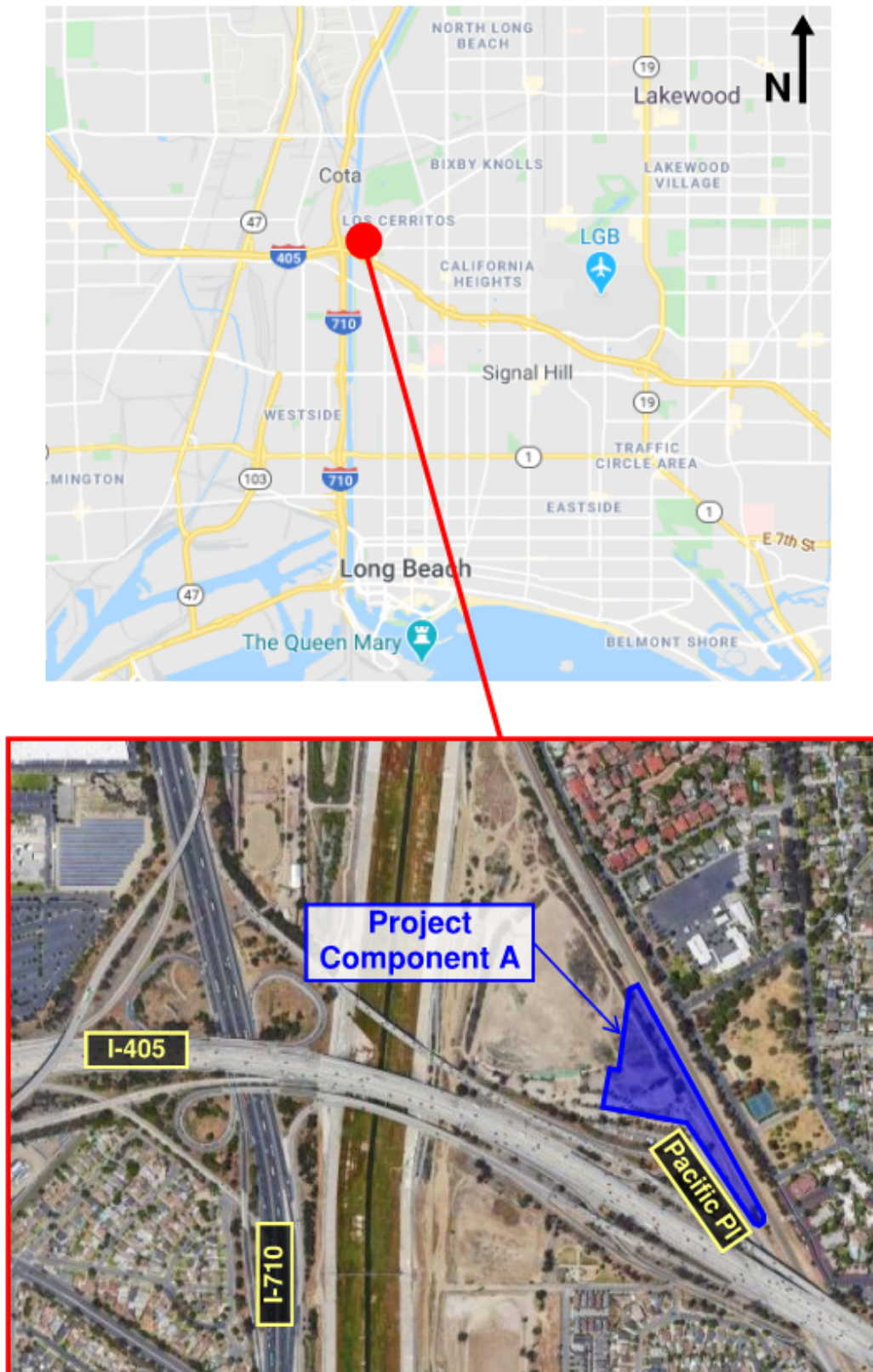
PROJECT DESCRIPTION

Project Component A includes a 77,000 square-foot warehouse that will accommodate 10 dock doors, 1 grade door, and 18 trailer stalls. The warehouse site is located in an area designed as “Restricted Industry” in the General Plan and zoned as “Light Industrial”. The project site plan is included as an attachment to this memorandum.

The warehouse will be located on existing vacant land on 3701 Pacific Place. As shown in Figure 1, the proposed warehouse is located near Interstate 405 and Interstate 710, which are expected to be the main roads used to access the Project site. There are on-and-off-ramps to each of these freeways less than 0.5-mi from the Project site access on Ambeco Road/Pacific Place.

¹ 2010 *Congestion Management Program*. Los Angeles County Metropolitan Transportation Authority, 2010.

Figure 1. Project Component A Location



TRIP GENERATION

The 2010 CMP requires a Traffic Impact Analysis (TIA) for a proposed project that meets any of the following criteria:

- Mainline freeway monitoring locations where the project will add 150 or more trips, in either direction, during either the AM or PM weekday peak hours.
- All CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed project will add 50 or more trips during either the AM or PM weekday peak hours.

The new trips to be generated by Project Component A were estimated using the 10th Edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual*² and are shown in Table 1. The ITE land use code that has a similar description as the proposed Project Component A development is *ITE LU-150 – Warehousing*. As shown in the table, the proposed warehouse is expected to generate 134 trips per day, including 13 trips in the AM peak hour and 15 trips in the PM peak hour.

Table 1. Project Component A Trip Generation

ITE LU 150 - Warehousing						
1,000 SF			77			
Period	Trips/Unit	Trips	% In	% Out	Trips In	Trips Out
AM Peak	0.17	13	77%	23%	10	3
PM Peak	0.19	15	27%	73%	4	11
Daily	1.74	134	50%	50%	67	67

As shown in Table 1, the Project Component A does not meet the 2010 CMP thresholds to require a full TIA because it is not expected to add 50 or more trips during the peak hours. Therefore, no further analysis is needed.

VEHICLE MILES TRAVELED (VMT)

Per the 2019 *CEQA Statute and Guidelines*, vehicle miles traveled (VMT) is “the most appropriate measure of transportation impacts.” According to the State of California’s *Technical Advisory on Evaluating Transportation Impacts in CEQA*³, roadway projects which would likely lead to a substantial increase in VMT generally include “addition of through lanes on existing or new highways, including general purpose lanes, HOV lanes, peak period lanes, auxiliary lanes, or lanes through grade-separated interchanges.” Because the SB 743 is not going into effect until July 1, 2020 and the City does not have published VMT threshold criteria, this section is only included for informational purposes.

As previously discussed, the proposed Project Component A will generate few trips. Although it cannot be quantified at this time, the proposed warehouse is not likely to lead to a substantial increase in VMT.

² *Trip Generation Manual, 10th Edition*. Institute of Transportation Engineers (ITE), 2017.

³ *Technical Advisory on Evaluating Transportation Impacts in CEQA*. State of California, 2017. <http://opr.ca.gov/docs/20171127_Transportation_Analysis_TA_Nov_2017.pdf>, accessed April 2020.

Further, because of the proximity of the project site to Interstate 405 and Interstate 710, project trips on local roadways are anticipated to be minimal. Therefore, the proposed warehouse would not be expected to have a significant impact if the evaluation were completed based on VMT.

CONCLUSIONS

This memorandum is part of an Initial Study (IS) and Mitigated Negative Declaration (MND) for the 3701 Pacific Place Project (Project) in the City of Long Beach. The Project involves two separate components: Component A, which includes a 77,000 square-foot warehouse, and Component B, which proposes the construction of a 48,000 square-foot self-storage facility with RV parking. This memorandum evaluated the potential traffic impacts of the proposed warehouse (Component A).

The proposed warehouse is expected to generate 134 trips per day, including 13 trips in the AM peak hour and 15 trips in the PM peak hour and, therefore, it does not meet the *2010 CMP* thresholds to require a full TIA. Further, because of the few generated trips, the proposed warehouse is not likely to lead to a substantial increase in VMT. Also, because of the proximity of the project site to Interstate 405 and Interstate 710, project trips on local roadways are anticipated to be minimal.

Attachment Site Plan

SCALE: 1" = 60'

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

ITEMS ON FACILITY NATIONAL TITLE COMPANY TITLE REPORT NO. 07-72511383-01 DATED DECEMBER 19, 2007.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
C.R.G. PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP.

DESCRIPTION:
THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APRIL 7140-14-19 (P/N)

THAT PORTION OF LOT 4 OF TRACT NO. 1400, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 4 WITH THE WESTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S 70 FOOT RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED IN BOOK 2911, PAGE 84 OF OFFICIAL RECORDS, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4 TO ITS INTERSECTION WITH THE EASTERLY LINE OF THE LOS ANGELES 15000 CONTROL CHANNEL, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID 15000 CONTROL CHANNEL TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S 70 FOOT RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED IN BOOK 2911, PAGE 84 OF OFFICIAL RECORDS, THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID 70 FOOT RIGHT OF WAY TO ITS INTERSECTION WITH THE WESTERLY LINE OF PACIFIC ELECTRIC RAILWAY COMPANY'S 70 FOOT RIGHT OF WAY, AS DESCRIBED IN DEED RECORDED IN BOOK 2911, PAGE 84 OF OFFICIAL RECORDS, THENCE SOUTHERLY AND WESTERLY ALONG SAID WESTERLY LINE OF SAID 70 FOOT RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LAND LING SOUTHERLY OF THE NORTHERLY LINE OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 12, 1958 AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2: APRIL 7140-14-20 (P/N)

THAT PORTION OF LOT 4 OF TRACT NO. 1400, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN PARCEL 1 OF DEED (STATE PARCEL 7905) RECORDED JULY 12, 1960 AS INSTRUMENT NO. 1584, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS, IN SAID OFFICE, LING NORTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 1 OF THE HIGHWAY RIGHT OF WAY (MIL-429) REIMBURSED TO THE COUNTY OF LOS ANGELES BY RESOLUTION OF THE CALIFORNIA HIGHWAY AND TRANSPORTATION COMMISSION, OF WHICH RESOLUTION IS RECORDED NOVEMBER 30, 1955 AS INSTRUMENT NO. 4557, IN BOOK 1614, PAGE 453 OF SAID OFFICIAL RECORDS, AND AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 57 OF SAID STATE HIGHWAY MAPS, IN SAID OFFICE.

EXCEPT THEREAFTER, ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS, BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE HEREIN DESCRIBED PARCEL, SET LAND, AND THE RIGHTS THEREIN, TOGETHER WITH CERTAIN OTHER CONDITIONS, AS EXCEPTED AND RESERVED IN SAID DEED (STATE PARCEL 7905) RECORDED JULY 12, 1960 AS INSTRUMENT NO. 1584, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2007-2008, ASSESSOR'S PARCEL NO. 7140-014-025.
2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2007-2008, ASSESSOR'S PARCEL NO. 7140-014-025.
3. THE LEND OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 72) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
5. AN OIL AND GAS LEASE DATED DECEMBER 1, 1936 TO THE UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, RECORDED FEBRUARY 27, 1936 AS INSTRUMENT NO. 45, IN BOOK 14010, PAGE 66 OF OFFICIAL RECORDS OF SAID COUNTY.
6. AN EASEMENT FOR SENIOR PURPOSES AND A SENIOR PIPE LINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JULY 6, 1945, IN BOOK 23305, PAGE 385 OF OFFICIAL RECORDS.
7. AN EASEMENT FOR PUBLIC HIGHWAY SLOPE PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 12, 1958 AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
8. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED MAY 12, 1958, AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
9. ANY POSSIBLE RIGHTS, TITLE OR INTEREST THAT TIDEWATER OIL COMPANY, A CALIFORNIA CORPORATION, MAY HAVE BY REASON OF AN 8" PIPELINE (DETAILED) ON A DRAWING ATTACHED TO LICENSE AGREEMENT RECORDED MARCH 22, 1967 AS INSTRUMENT NO. 2558 OF OFFICIAL RECORDS, PENDING THROUGH SAID LAND.
10. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE NORTH LONG BEACH REDEVELOPMENT PROJECT AREA OF THE REDEVELOPMENT AGENCY AND THAT THE PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (CIVIL DEVELOPMENT) TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN AS DISCLOSED BY A DOCUMENT RECORDED JULY 17, 1996 AS INSTRUMENT NO. 95-0025104 OF OFFICIAL RECORDS.

ITEMS ON FACILITY NATIONAL TITLE COMPANY TITLE REPORT NO. 07-72511383-01 DATED DECEMBER 19, 2007.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

M.T. MC DONALD, A SINGLE MAN

DESCRIPTION:
THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APRIL 7140-14-021, -022, -023, -027.

THAT PORTION OF LOT 4 OF TRACT NO. 1400, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, SOUTH 89°40'00" WEST 57.14 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO OREGONIAN LUMBER, RECORDED IN BOOK 1086, PAGE 212 OF OFFICIAL RECORDS, THENCE ALONG THE EAST AND NORTH LINES OF THE LAND DESCRIBED IN SAID DEED NORTH 53°55'00" WEST 48.18 FEET TO THE EAST LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY'S 70 FOOT RIGHT OF WAY (TO BE SET FORTH HEREIN LATER MAY 12, 1960 AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS), THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4, THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF LOT 4 TO THE POINT OF BEGINNING.

EXCEPT THEREAFTER, ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS, BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE HEREIN DESCRIBED PARCEL, SET LAND, AND THE RIGHTS THEREIN, TOGETHER WITH CERTAIN OTHER CONDITIONS, AS EXCEPTED AND RESERVED IN SAID DEED (STATE PARCEL 7905) RECORDED JULY 12, 1960 AS INSTRUMENT NO. 1584, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2007-2008, ASSESSOR'S PARCEL NO. 7140-014-025.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
3. A SUBSURFACE OIL AND GAS LEASE FOR THE FIRM THERON PROVED, WITH CERTAIN COVENANTS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH HEREIN LATER MAY 12, 1960 AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
4. AN OIL AND GAS LEASE FOR THE FIRM THERON PROVED, WITH CERTAIN COVENANTS AND PROVISIONS, TOGETHER WITH EASEMENTS, IF ANY, AS SET FORTH HEREIN LATER DECEMBER 1, 1936 TO THE UNION OIL COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, RECORDED IN BOOK 14010, PAGE 66 OF OFFICIAL RECORDS.
5. AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 12336, PAGE 303 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR PUBLIC HIGHWAY SLOPE PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
7. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED MAY 12, 1958, AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
8. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED MAY 12, 1958, AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
9. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED MAY 12, 1958, AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
10. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED MAY 12, 1958, AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
11. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED MAY 12, 1958, AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
12. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED MAY 12, 1958, AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
13. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED MAY 12, 1958, AS INSTRUMENT NO. 1464, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
14. A NOTICE OF REDEMPTION RECORDED NOVEMBER 30, 1955, AS INSTRUMENT NO. 4557 OF OFFICIAL RECORDS.
15. AN EASEMENT FOR PIPELINE PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 22, 1967 AS INSTRUMENT NO. 2558 OF OFFICIAL RECORDS, PENDING THROUGH SAID LAND.
16. A NOTICE OF REDEMPTION RECORDED JUNE 3, 1974, AS INSTRUMENT NO. 3350 OF OFFICIAL RECORDS.
17. THE FACT THAT SAID LAND IS INCLUDED WITHIN THE NORTH LONG BEACH REDEVELOPMENT PROJECT AREA OF THE REDEVELOPMENT AGENCY AND THAT THE PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (CIVIL DEVELOPMENT) TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN AS DISCLOSED BY A DOCUMENT RECORDED JULY 17, 1996 AS INSTRUMENT NO. 95-0025104 OF OFFICIAL RECORDS.
18. AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED AS INSTRUMENT NO. 39-84905 OF OFFICIAL RECORDS.

ITEMS ON FACILITY NATIONAL TITLE COMPANY TITLE REPORT NO. 08-72511473-01 DATED APRIL 30, 2008.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

VICTOR R. TOOLEY AND EVELYN M. TOOLEY, HUSBAND AND WIFE AS JOINT TENANTS.

DESCRIPTION:
THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APRIL 7140-14-025.

THAT PORTION OF LOT 4 OF TRACT NO. 1400, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGE 96 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED IN PARCEL 1 OF DEED (STATE PARCEL 7905) RECORDED JULY 12, 1960 AS INSTRUMENT NO. 1584, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS, IN SAID OFFICE, LING NORTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 1 OF THE HIGHWAY RIGHT OF WAY (MIL-429) REIMBURSED TO THE COUNTY OF LOS ANGELES BY RESOLUTION OF THE CALIFORNIA HIGHWAY AND TRANSPORTATION COMMISSION, A CERTIFIED COPY OF WHICH RESOLUTION, RECORDED MAY 12, 1958 AS INSTRUMENT NO. 4557, IN BOOK 1614, PAGE 453 OF OFFICIAL RECORDS, AND AS SHOWN ON A MAP FILED IN BOOK 1, PAGE 57 OF SAID STATE HIGHWAY MAPS, IN SAID OFFICE.

EXCEPT THEREAFTER, ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS, BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE HEREIN DESCRIBED PARCEL, SET LAND, AND THE RIGHTS THEREIN, TOGETHER WITH CERTAIN OTHER CONDITIONS, AS EXCEPTED AND RESERVED IN SAID DEED (STATE PARCEL 7905) RECORDED JULY 12, 1960 AS INSTRUMENT NO. 1584, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.

- ALSO EXCEPTING, ALL OIL, MINERALS, NATURAL GAS, AND OTHER HYDROCARBONS, BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE HEREIN DESCRIBED PARCEL, SET LAND, AND THE RIGHTS THEREIN, TOGETHER WITH CERTAIN OTHER CONDITIONS, AS EXCEPTED AND RESERVED IN SAID DEED (STATE PARCEL 7905) RECORDED JULY 12, 1960 AS INSTRUMENT NO. 1584, IN BOOK 598, PAGE 898 OF OFFICIAL RECORDS.
1. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2007-2008, ASSESSOR'S PARCEL NO. 7140-014-025.
 2. THE LEND OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 72) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
 3. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 4. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREIGHT ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN REIMBURSED BY THE DOCUMENT RECORDED FEBRUARY 20, 1975 AS INSTRUMENT NO. 3374, OF OFFICIAL RECORDS.

